

**Staff
Summary
Report**



**To: Mayor & City Council
Thru: City Manager**

**Agenda Item Number 35
Meeting Date: 2/08/01**

SUBJECT: A RESOLUTION SUPPORTING AN APPLICATION BY AFFORDABLE ACCESSIBLE HOMES TO MARICOPA COUNTY FOR HOME FUNDS/ RESOLUTION No. 2001.08

PREPARED BY: Terri Amabisca, Housing Services Director (480-350-8960)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8530)

BRIEF: Request approval for a Resolution supporting an application by Affordable Accessible Homes, a Community Housing Development Organization, to Maricopa County, for federal funding through the HOME Investment Partnership Program, to provide affordable housing to low and moderate income disabled people in Tempe.

COMMENTS: **HOME PROGRAM (0207-18) RESOLUTION NO. 2001.08** Approval requested by the **CITY OF TEMPE** of Resolution No.2001.08 to support an application by Affordable Accessible Homes, a Community Housing Development Organization, to Maricopa County Consortium for federal funding through the HOME Investment Partnership Program.

Document Name: 20010208devsrh07 **Supporting Documents:** Yes

SUMMARY: Affordable Accessible Homes, a Community Housing Development Organization, requests a Resolution of Support for their application to the Maricopa County Consortium for federal funding through the HOME Investment Partnership Program, to provide affordable housing to low and moderate income disabled people in the City of Tempe.

HISTORY AND FACTS:

Attached for the City Council's review and approval is Resolution No. 2001.08, which, if approved, will provide support to Affordable Accessible Homes (AAH) for their application to Maricopa County Consortium for federal funding from the HOME Investment Partnership Program. AAH assists low to moderate-income individuals and/or families, with disabilities, to obtain homeownership. AAH will acquire and rehabilitate single family homes in the City of Tempe for sale to disabled homebuyers. AAH upgrades the home to meet city, county, state and federal standards, including ADA (Americans with Disabilities Act) standards.

AAH is applying to the Consortium for funding to be used as down payment assistance, aid in covering closing costs, and to cover costs associated with the rehabilitation of the home including coordination of repairs. As part of the application requirements, a Resolution of Support must be submitted from the jurisdiction in which the project is proposed. AAH is requesting projects in the cities of Tempe, Glendale, Mesa and Peoria.

If Maricopa County approves the funding to Affordable Accessible Homes, the City of Tempe, as a member of the Maricopa County Consortium, would be responsible for administering the proposed project activity occurring in the City of Tempe and would be so named in a subsequent contract with Maricopa County in accordance with the Intergovernmental Agreement between the City of Tempe and Maricopa County.

The proposed project is consistent with the City of Tempe's Consolidated Plan for increased affordable housing opportunities for low and moderate-income families. The project is contingent on funding from Maricopa County's HOME funding allocation.

FISCAL NOTE:

The funding for the project will be from Maricopa County's HOME funding allocation. The cost to the City of Tempe will be staff time associated with administering and monitoring the project on behalf of the Maricopa County Consortium, of which the City of Tempe is a member. This project is contingent upon funding from Maricopa County.

RECOMMENDATION:

Approval of Resolution No. 2001.08

RESOLUTION NO. 2001.08

**A RESOLUTION BY THE CITY COUNCIL OF THE
CITY OF TEMPE, ARIZONA, SUPPORTING AN
APPLICATION BY AFFORDABLE ACCESSIBLE
HOMES, TO MARICOPA COUNTY HOME
CONSORTIUM FOR FEDERAL FUNDING
THROUGH THE HOME INVESTMENT
PARTNERSHIPS PROGRAM.**

WHEREAS, Affordable Accessible Homes is a nonprofit corporation, and

WHEREAS, Affordable Accessible Homes has among its purposes the provision of affordable housing to low and moderate income disabled people, and

WHEREAS, Affordable Accessible Homes has applied to the Maricopa County HOME Consortium as a Community Housing Development Organization for federal HOME Investment Partnership funding to acquire and rehabilitate single family homes in the City of Tempe for sale to homebuyers, and

WHEREAS, the City of Tempe would be responsible for administering this proposed project in the city of Tempe, if funding were granted by Maricopa County, and would be so named in a subsequent contract in accordance with the Intergovernmental Agreement with Maricopa County, and

WHEREAS, certain priorities have been identified in the City of Tempe's Consolidated Plan, for increased affordable housing opportunities for low and moderate income families, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, that the Mayor and City Council of the City of Tempe, Arizona hereby support an application by Affordable Accessible Homes, to the Maricopa County Consortium for HOME Investment Partnership funds and state that the intended use of such funds are in conformance with the City of Tempe's Consolidated Plan.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
TEMPE, ARIZONA, this _____ day of _____, 2001.**

Neil G. Giuliano, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



Affordable Accessible Homes

December 27, 2000

City of Tempe
Attn: Terri Amabisca
Housing Services Director
P.O. Box 5002
Tempe, AZ 85280

REVISED 1-5-01

Dear Terri:

Below please find a description of our project. As you know, we are seeking a letter of support for Maricopa County home funds, specifically for the city of Tempe.

Affordable Accessible Homes (AAH) assist low to medium income individuals and/or families with a disability to obtain home ownership. AAH identifies, counsels, and assists clients to purchase accessible single family homes in collaboration with city, state, private and nonprofit organizations. AAH specializes in providing down payment, closing cost and renovation assistance to families with all types of disabilities. In conjunction with a disabled client AAH locates a desirable home. AAH will then acquire the home through their line of credit. AAH then oversees renovation and modification of single-family homes to promote clean, affordable, and accessible homes for disabled homebuyers who are low-medium income. AAH upgrades the home to the Housing Quality Standards set by city, county, state and federal standards including ADA standards of required. Some of the modifications will include: installing ramps, widening doorways and halls, installing level handles, removing sink barriers, lowering of light switches, thermostats and countertops. Installing grab bars, roll-in showers, raising toilet seats, removing carpet with high pile and replacing it with tile, or carpet with low pile. As well as painting, repairing the structure, replacing worn out air conditioners with more energy efficient ones if needed. Any environmental concerns or hazards (i.e. lead-based paint, asbestos, etc.) will be removed at that time.

AAH then sells the home to the client with a mark up of 5-10% (no commission is paid to the principals, Carolyn Loan or Paula Brooks). Grant (HOME funds) will provide down payment assistance, aid in covering closing costs, and cover costs associated with the rehabilitation of the home including coordination of repairs.

Operating costs are covered primarily through the mark-up of home sales to clients subsequent to housing rehabilitation. This funding marks the most significant resource to support the operations of AAH. Through in-kind contributions of trust companies and

**Affordable Accessible Homes (AAH)
1102 East Roberts / Phoenix, AZ 85022**

OFFICE: (602) 375-0406 / FAX: (602) 375-0584 / MOBILE: (602) 670-6258 / E-MAIL: CLOAN@GOODNET.COM



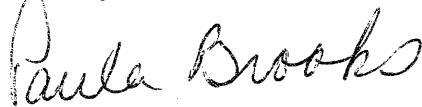
loan institutions, and the sweat equity of the two principles, HOME funds to directly supporting the housing needs of the disabled individuals.

Several issues can intervene in the timely implementation of this project. AAH uses several strategies to mitigate these issues. AAH has several projects on-going concurrently at various stages of development, so as one project concludes new projects are continually developed. AAH actively searches the MLS (Multiple Listing Service) to locate appropriate homes that are desirable and affordable to low-medium income clientele. AAH rigorously recruits and qualifies clients for home loans that meet their income restrictions prior to purchasing a home for rehabilitation, and AAH vigorously evaluates home renovation needs and conducts comprehensive home inspections prior to closing on homes.

I hope this description is adequate. Please call me if you have any questions.

Thank you for your continued support.

Sincerely,

A handwritten signature in cursive script that reads "Paula Brooks". The signature is written in dark ink and is positioned above the printed name and title.

Paula Brooks
Secretary/Treasurer